

March 9, 2015



**Talbot County Planning Commission
Special Meeting**

Final Decision Summary

Wednesday, December 3, 2014 at 11:00 AM

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

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Staff:

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Thomas Hughes

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Mary Kay Verdery, Planning Officer

Michael Sullivan

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Martin Sokolich

Paul Spies

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Jeremy Rothwell

Jack Fischer

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Dan Brandewie

Bill Boicourt

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Michael Pullen

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Councilman Chuck Callahan

1. Call to Order—Commissioner Hughes called the special meeting to order at 11:00 AM.

2. Comprehensive Plan Work Session

Chapter 9 Community Design and Appearance

Page 9-10 use State PFA definition of infill development. M Pullen commented that state definition is for different purpose than comp planning. Ok to adopt a definition for comp planning and zoning. Criteria should relate to planning considerations, e.g., carrying capacity and other planning issues.

Page 9-10 c. Villages have a number of small lots that cannot be served by on lot septic systems. Sea level rise and other environmental issues along with the limitations of the road network implies a limit on carrying capacity of the western necks. Infill should be limited to 10% of the existing vacant parcels in the village. Timing of 10% was based date of PFA adoption. Timing of 10% limit should not be in perpetuity; should it be tied to planning horizon?

Page 9-10 2. suggest spelling out all acronyms "VC" in this paragraph.

Village zoning--villages will have the opportunity request a change to one of the new zoning categories if desired by the village to preserve appropriate lands uses in their village.

Small area plan would be adopted as a revision to comp plan, so it then be a comprehensive rezoning if village desires to adopt new village zone. Change of village zone would be a change to one of the new village zones unless they submit a zoning text amendment. "During subsequent comp plans or rezoning village will have the opportunity to revise their village zoning designation to to a new village zoning designation".

Page 9-11 retain and recognize the importance of post offices as a desired use. Post offices are permitted uses in VC zoning. Use insert in comp plan as point to lobby Feds if post office is to close. Place in 7D

Page 9-11 add to 7A: "appropriate scale to serve village residents or at an appropriate scale and intensity"

Page 9-12 Policy box has all carry over policies from the existing plan? See 13-2 C13.P.4 and C13 P.13 from 2005 plan for character description.

Chapter 8 Historic and Cultural Preservation

Page 8-4 italicize 'Talbot County Code'

Policy 8-3 spell out HPC to be consistent with the other references to the commission.

Policy 8-4 on page 8-5, use actual title of the management plan if it is different from the reference and italicize the title or italicize existing language if it is the actual title of the document.

County historic structures are generally not visible from the road; so scope of historic preservation may not be appropriate where public cannot view from road. Need to consider view from water as this is a public way.

Check legal parameters for historic review and enforcement. Is there potential for additional enforcement mechanism? Is a plan or ordinance change required?

PC concerned about enforcement statement or incentive for property owner. Talbot is different from other counties with enforcement powers. Talbot County historic districts are voluntary. "County shall consider the advisability a policy statement HPC for preserving and maintaining historic resources." Use care to not imply policy will be overly restrictive on property rights. Providing incentive for properties to be added to historic preservation and the role of the HPC in providing education.

Tom H—Re: Chapter 9 public comments. Assertions are legally and factually incorrect. Discussed several errors in the comments. Septic failure evidence does exist--evidence is voluminous.

Tier map--Need to review and identify tier map that should be included in the comp plan--use a map the is consistent with land use map. Changes to village boundaries on land use and tier maps. Use land use map as style template for tier map. Mr. Pullen said use the land use map to determine the tier map.

Insert the village boundary maps as basis for land use and then this will serve as a basis for tier maps. Planning Commission develops land use maps and policies before water, sewer, zoning and other regulations and policies will be designed to implement the land use policies thru the other implementation plans and ordinances.

MK--general time line for submission to Council? Revised draft by January meeting. Present to PC and then review at work session and then for Feb meeting and public hearing. Hold workshop to explain document? Public hearing at special meeting in Feb. Set work session in January.

Martin will provide the County Council with a comparison document to outline the changes between the 2005 plan and the Planning Commission draft.

PC has tried to keep verbiage and policies the same to the extent possible unless circumstances or state law has changed.

82 Council put together an Affordable and Workforce Housing Commission. First meeting set
83 for 12-10 at 6:30 pm. Commission will define affordable housing for the purpose of its
84 recommendations. May have recommendations for changes to comp plan.

85 **Adjournment**—Commissioner Hughes adjourned the meeting at 12:58 PM.